

065.0

Map

0003

Block

0010.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 969,300 /

USE VALUE: 969,300 /

ASSESSed: 969,300 /

Total Card /

Total Parcel

969,300

969,300

969,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FARRINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	PANICO NORMA N/TRUSTEE			
Owner 2:	NORMA N PANICO REVOLVABLE TRUS			
Owner 3:				
Street 1:	8 FARRINGTON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	PANICO NORMA N/TRUSTEE -		
Owner 2:	JOSEPH J PANICO TRUST -		
Street 1:	8 FARRINGTON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Three Fam. with a Apts 4-8 Building built about 1825, having primarily Vinyl Exterior and 5083 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5400		Sq. Ft.	Site		0	70.	1.08	12									407,401						407,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5400.000	561,900		407,400	969,300
Total Card	0.124	561,900		407,400	969,300
Total Parcel	0.124	561,900		407,400	969,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	190.69	/Parcel:	190.69

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	561,900	0	5,400.	407,400	969,300		Year end	12/23/2021
2021	111	FV	610,200	0	5,400.	407,400	1,017,600		Year End Roll	12/10/2020
2020	111	FV	578,000	0	5,400.	407,400	985,400	985,400	Year End Roll	12/18/2019
2019	111	FV	520,600	0	5,400.	378,300	898,900	898,900	Year End Roll	1/3/2019
2018	111	FV	520,600	0	5,400.	378,300	898,900	898,900	Year End Roll	12/20/2017
2017	111	FV	487,800	0	5,400.	331,700	819,500	819,500	Year End Roll	1/3/2017
2016	111	FV	487,800	0	5,400.	302,600	790,400	790,400	Year End	1/4/2016
2015	111	FV	438,600	0	5,400.	267,700	706,300	706,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANICO NORMA N/	68681-303		12/29/2016	Family	810,000	No	No		Joseph Panico d.o.d. 10/16/2013.
PANICO JOSEPH J	64694-388		12/22/2014	Convenience		No	No		
PANICO JOSEPH J	49333-166		4/24/2007	Family		1	No	No	
	10361-256		9/12/1963			No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANICO NORMA N/	68681-303		12/29/2016	Family	810,000	No	No		Joseph Panico d.o.d. 10/16/2013.
PANICO JOSEPH J	64694-388		12/22/2014	Convenience		No	No		
PANICO JOSEPH J	49333-166		4/24/2007	Family		1	No	No	
	10361-256		9/12/1963			No	No		N

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANICO NORMA N/	68681-303		12/29/2016	Family	810,000	No	No		Joseph Panico d.o.d. 10/16/2013.
PANICO JOSEPH J	64694-388		12/22/2014	Convenience		No	No		
PANICO JOSEPH J	49333-166		4/24/2007	Family		1	No	No	
	10361-256		9/12/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2016	1311	Redo Kit	10,500	O				replace kitch cabs
3/11/1998	123	Redo Kit	20,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/6/2017	I & E Return	MM	Mary M
4/7/2009	Measured	345	PATRIOT
5/6/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
8/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

